



53, St. James, Beaminster, Dorset, DT8 3PW



- Unfurnished
- Available immediately
- Off road parking

- Long term let
- One bedroom
- Good garden

£895 Per Calendar Month

A modern one bedroom semi-detached house located on the outskirts of Beaminster

Available immediately for an initial 12 month tenancy.

Accommodation comprises of entrance porch, sitting room and kitchen with space for appliances.

There is a spacious double bedroom and bathroom with shower over the bath. Good sized enclosed garden and one off road parking space.

The property is a short distance away from local amenities and schools.

The property is unfurnished. The rent is exclusive of all utility bills including Council Tax, Broadband, mains electric, water and gas. Heating is gas central heating. There is good mobile phone signal and Ultrafast broadband can be provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £895.00 per calendar month / £206.00 per week
Holding Deposit - £206.00
Security Deposit £1,032.00
Council Tax Band - A
EPC Band - D

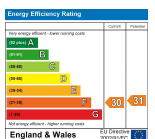
SITUATION

Beaminster has many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. For a range of multiple stores one needs to visit Bridport (six miles), Dorchester (seventeen miles), or Yeovil (fifteen miles).

DIRECTIONS

What3words- ///screening.behalf.slide

Office/Neg/Date



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.